040.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,900 / 910,900
					USE VALUE:	910,900 / 910,900
					ASSESSED:	910,900 / 910,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75	-77	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RKM LLC
Owner 2:	KENNETH S MIRMAN MANAGEMENT
Owner 3:	
Street 1:	17 SUMMIT CIRCLE
Street 2:	
Twn/City:	SOMERS
St/Prov:	NY Cntry: Own Occ: N
Postal:	10589 Type:

PREVIOUS OWNER

Owner 1:	HOUGHTON MARK L/TRUSTEE -
Owner 2:	AMANDA HOUGHTON TRUST -
Street 1:	212 MARRETT ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5302.000	447,700		463,200	910,900
Total Card	0.122	447,700		463,200	910,900
Total Parcel	0.122	447,700		463,200	910,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.38 /Parcel: 383.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27410

GIS Ref

GIS Ref

Insp Date 01/30/09

!3362!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	447,700	0	5,302.	463,200	910,900		Year end	12/23/2021
2021	104	FV	427,300	0	5,302.	463,200	890,500		Year End Roll	12/10/2020
2020	104	FV	427,400	0	5,302.	463,200	890,600	890,600	Year End Roll	12/18/2019
2019	104	FV	331,800	0	5,302.	492,200	824,000	824,000	Year End Roll	1/3/2019
2018	104	FV	331,800	0	5,302.	359,000	690,800	690,800	Year End Roll	12/20/2017
2017	104	FV	311,200	0	5,302.	312,700	623,900	623,900	Year End Roll	1/3/2017
2016	104	FV	311,200	0	5,302.	266,400	577,600	577,600	Year End	1/4/2016
2015	104	FV	277,300	0	5,302.	260,600	537,900	537,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:58:38

LAST REV

Date	Time
08/31/16	10:20:26
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3362

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUGHTON MARK L	64452-524		10/31/2014		684,000	No	No		
HOUGHTON MARK L	41164-384		10/10/2003	Family	1	No	No		
OLIVIER LINDA K	40609-76		8/25/2003		570,000	No	No		
	17206-490		7/1/1986		235,100	No	No		Mary E Sexton dod 12/5/1985

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2015	1386	Re-Roof	8,900		9/21/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
1/30/2009	Meas/Inspect	189	PATRIOT
3/6/2000	Measured	263	PATRIOT
11/1/1981		RT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5302		Sq. Ft.	Site		0	80.	1.09	1									463,246						463,200	

Total AC/HA:	0.12172	Total SF/SM:	5302	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	463,246	Spl Credit		Total:	463,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09191918
Const Adj.:	0.98980200
Adj $ / SQ:	194.541
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648814
Depreciation:	201132
Depreciated Total:	447682

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

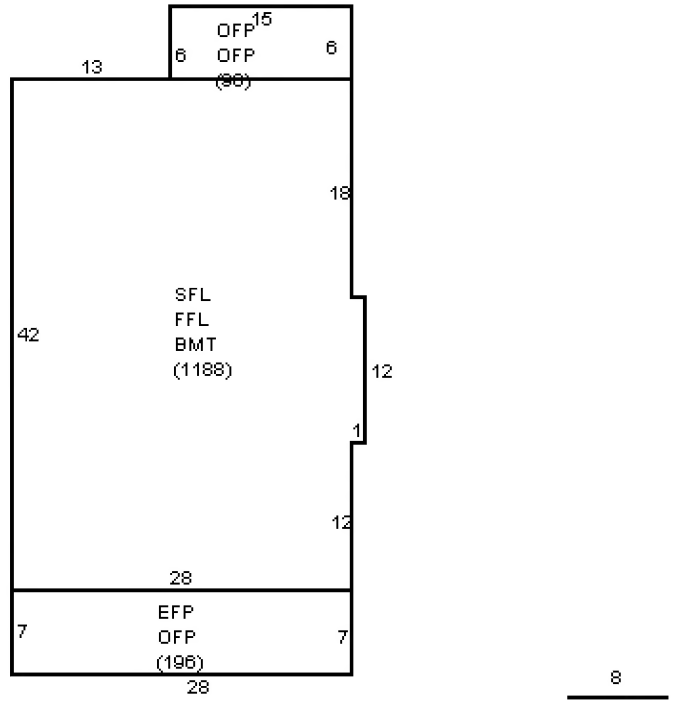
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.54
Special Features:	0	Val/Su Net:	108.24
Final Total:	447700	Val/Su SzAd	188.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	58.360	69,334
FFL	First Floor	1,188	194.540	231,115
SFL	Second Floor	1,188	194.540	231,115
OFP	Open Porch	376	20.680	7,774
EFP	Enclos Porch	196	40.700	7,976

Net Sketched Area:	4,136			Total:	547,314
Size Ad	2376	Gross Area	4136	FinArea	2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	